

**IDAHO REAL ESTATE APPRAISER BOARD**  
**Bureau of Occupational Licenses**  
700 West State Street, P.O. Box 83720  
Boise, ID 83720-0063

**Board Meeting Minutes of 12/5/2016**

**THIS IS A DRAFT DOCUMENT THAT HAS NOT BEEN APPROVED BY THE BOARD**

**BOARD MEMBERS PRESENT:** Paul J Morgan - Chair  
H Scott Calhoun  
Brad Janoush  
Eric J Brinton  
Douglas D Vollmer

**BUREAU STAFF:** Tana Cory, Bureau Chief  
Dawn Hall, Administrative Support Manager  
Lori Peel, Investigative Unit Manager  
Maurie Ellsworth, General Counsel  
Mitchell Toryanski, Legal Counsel  
Roger Hales, Naylor and Hales  
Deborah Sexton, Management Assistant

**OTHERS PRESENT:** Riley Allen  
Randall Baldwin

The meeting was called to order at 8:30 AM MST by Paul J Morgan.

Mr. Janoush made a motion to amend the agenda to add correspondence that was received late in the afternoon on Friday along with a request to address the Board at the meeting. It was seconded by Mr. Vollmer. Motion carried.

**APPROVAL OF MINUTES**

Mr. Janoush made a motion to approve the minutes of 10/17/2016. It was seconded by Mr. Brinton. Motion carried.

**LEGISLATIVE REPORT**

Ms. Cory gave the legislative report. She said that the deadline to submit proposed law changes to the Governor's Office is August 1, 2017 and the deadline to submit proposed rule changes to the Governor's Office is the third week in August for the 2018 session.

**FINANCIAL REPORT**

Ms. Hall gave the financial report, which indicated that the Board had a cash balance of \$278,037.44 as of 11/30/2016.

### **INVESTIGATIVE REPORT**

Ms. Peel gave the investigative report, which is linked above.

### **FOR BOARD DETERMINATION**

Mr. Calhoun made a motion to approve the Bureau's recommendation and authorize closure in cases I-REA-2016-9, I-REA-2017-4, I-REA-2017-5, I-REA-2017-6, I-REA-2017-8, I-REA,2017-9 and I-REA-2017-10. It was seconded by Mr. Janoush. Motion carried. Mr. Brinton was recused from discussion and voting.

The Board reviewed the probation log.

Ms. Peel presented a Notice of Violation and Settlement Order in case REA-2017-4. Mr. Janoush made a motion to approve the Consent Order and allow the Board Chair to sign on behalf of the Board. It was seconded by Mr. Calhoun. Motion carried.

### **OLD BUSINESS**

To Do List – The Board reviewed the to do list and no action was taken.

Mr. Hales reviewed a draft of the definition of appraisal review and opine to value for the frequently asked questions page. Mr. Calhoun made a motion to table the draft until additional research could be completed. It was seconded by Mr. Brinton. Motion carried. Mr. Hales will continue to work with the subcommittee.

### **NEW BUSINESS**

The Board reviewed the one comment that was received regarding the proposed laws and rules. The comment was regarding the fees paid by Appraisal Management Companies. The Board said those fees are mandated by the federal government and it will be up to the AMCs on how they collect the revenue. Mr. Janoush made a motion to request Mr. Hales draft a response. It was seconded by Mr. Brinton. Motion carried.

Ms. Cory discussed temporary Rule 4, Incorporation by Reference, with the Board. Mr. Janoush made a motion to extend the temporary rule. It was seconded by Mr. Vollmer. Motion carried.

### **EXECUTIVE SESSION**

Mr. Janoush made a motion that the Board go into executive session under Idaho Code § 74-206(1)(d) to consider records that are exempt from disclosure under the Idaho Public Records Law. The purpose of the Executive Session was to consider license application materials. It was seconded by Mr. Calhoun. The vote was: Mr. Morgan, aye; Mr. Calhoun, aye; Mr. Vollmer, aye; Mr. Janoush, aye; and Mr. Brinton, aye. Motion carried.

Mr. Brinton made a motion to come out of executive session. It was seconded by Mr. Vollmer. The vote was: Mr. Morgan, aye; Mr. Calhoun, aye; Mr. Vollmer, aye; Mr. Janoush, aye; and Mr. Brinton, aye. Motion carried.

Mr. Janoush made a motion to reinstate an expired registered trainee permit in regard to applicant # 901105881. It was seconded by Mr. Vollmer. Motion carried.

### **AARO Conference**

Mr. Morgan, Mr. Janoush and Ms. Sexton gave an overview of some of the highlights from the Association of Appraisal Regulatory Officials (AARO) conference.

Mr. Janoush made a motion to pay the expenses for Mr. Morgan and Mr. Brinton to attend the 2017 AARO Spring Conference. It was seconded by Mr. Calhoun. Motion carried.

### **CORRESPONDENCE**

Mr. Janoush discussed an email he received from Steve O'Brien regarding complimentary access to advanced appraisal insights for residential properties. The Board expressed a great deal of interest in the seven hour course and would also like the standard three reviewers to attend the class. The Board requested Ms. Sexton contact Mr. O'Brien for additional information.

### **FREQUENTLY ASKED QUESTIONS**

The Board continued its discussion to draft language regarding the definition of appraisal and opinion to value to add to the FAQs page. Mr. Calhoun made a motion to request the subcommittee reach out to Ed Morse in order to provide additional information. It was seconded by Mr. Brinton. Motion carried.

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## **APPLICATIONS**

Mr. Brinton made a motion to approve Aaron Shinkle as a registered trainee. It was seconded by Mr. Calhoun. Motion carried.

Mr. Calhoun made a motion to approve Jerome Webber for a temporary certified general permit. It was seconded by Mr. Vollmer. Motion carried

## **2017 MEETING DATES**

February 6 at 8:30 AM  
April 21 at 8:30 AM  
June 12 at 8:30 AM  
August 7 at 8:30 AM  
October 23 at 8:30 AM  
December 4 at 8:30 AM

## **ADJOURNMENT**

Mr. Calhoun made a motion to adjourn the meeting at 11:00 AM. It was seconded by Mr. Janoush. Motion carried.

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Paul J Morgan, Chair

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H Scott Calhoun

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Brad Janoush

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Eric J Brinton

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Douglas D Vollmer

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Tana Cory, Bureau Chief